



Planning Application Design & Access

178 Regents Park Road, London, NW1 8XP

November 2019

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1. PROJECT BRIEF

The property owners wish to preserve the existing single family dwelling whilst making modifications to improve the building and the local area.

The current proposal seeks to:

- Create a whole house internal remodel and renovation
- Create innovative spaces that maximise natural light and spacial arrangement
- Update and upgrade an existing property

Within the following application for:

- LGF, GF and FF rear extension with rear terraces on the GF and FF
- New mansard roof and conservation style rooflights
- Minor fenestration amendments

2. SITE AND CONTEXT

2.1 LOCATION

The local borough is Camden, the property is located to the North side of Primrose Hill, and is on raised ground to the entrance with a lower level rear garden at the rear. The building shares a flank wall with both No.176 & 180 and a boundary wall to the south with No.1 Berkeley Road. It is typical of the properties on this row to have full front facade stucco finish with yellow brick to the side and rear elevations, small gardens to the rear with ground floor extensions and front driveway with off street parking.

The existing property is currently vacant and will retain its existing use as a single family dwelling. It is located set back from Regents Park Road with two way traffic.

2.2 FLOOD RISK

From review of the Environmental Agency website, we can see that the site is not at risk of flooding and is not located in any 'risk' zones, therefore a flood risk assessment will not be required to support a planning application.

2.3 CONSERVATION AREA

The property is located within the Primrose Hill Conservation Area. Due to the building being within a sensitive conservation area along side the importance of preserving and/or enhancing the character or appearance of the property, our proposals suggest that extension works are discreet and in keeping with the existing building /street-scape and neighbouring properties. The property is not listed, however, it does have an Article 4 direction imposed upon it, removing all rights to Permitted Development.

KEY REQUIREMENTS FOR ALTERATIONS TO BUILDING WORKS IN PRIMROSE HILL CONSERVATION AREA RELEVANT TO PROPOSAL:

PH25

Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27

Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

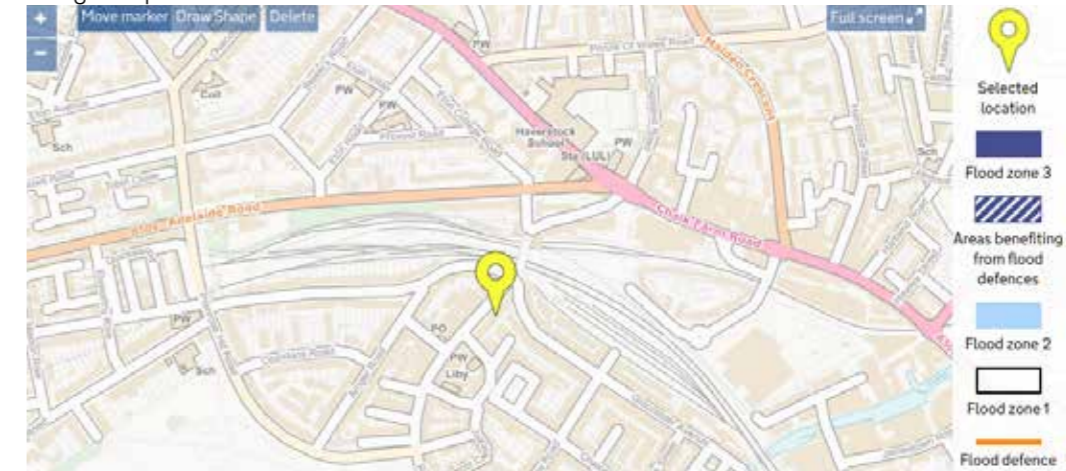
The acceptability of larger extensions depends on the particular site and circumstances.



Photograph from Regents Park Road



Google Maps



Environmental Agency Flood Risk Map

3. EXISTING BUILDING

3.1 MASSING

No.178 Regent's Park Road is a five storey, Victorian, mid-terrace building within the Primrose Hill Conservation Area.

3.2 MATERIALS

The three predominant materials of the property are: bricks, white render and glass. The neighbours rear elevations have original bricks as well as other materials (slate, zinc cladding).



No. 178 Existing front elevation



No. 178 Existing rear garden



No. 178 Existing front entrance



No. 178 Existing front driveway

3. EXISTING BUILDING



No. 176 Existing mansard roof with dormer window extension



No. 178 Existing rear LGF extension



No. 178 Existing rear LGF extension



No. 178 Existing attic balcony

4. DESIGN PROPOSAL

4.1 EXISTING VS PROPOSED

The lawful use of the property remains as a single-family dwelling house.

The proposal seeks to increase the depth of the rear extension of the lower ground floor, remove the glazed first floor extension and replace it with brick built extension and create the terrace on the first and second floor. It is proposed to rebuild the rear closet wing by raising its height.

Existing PVC windows will be replaced with timber and raised to align with retained openings.

Addressing key policies of Primrose Conservation Area:

PH25, PH26

The proposed height increase to the closet wing does not exceed similar precedents in the area and is in scale and proportion to the existing building.

PH27

Proposed alterations are in harmony with the original form and character of the house and the historic pattern of extensions and alterations in the group of buildings and surrounding properties.



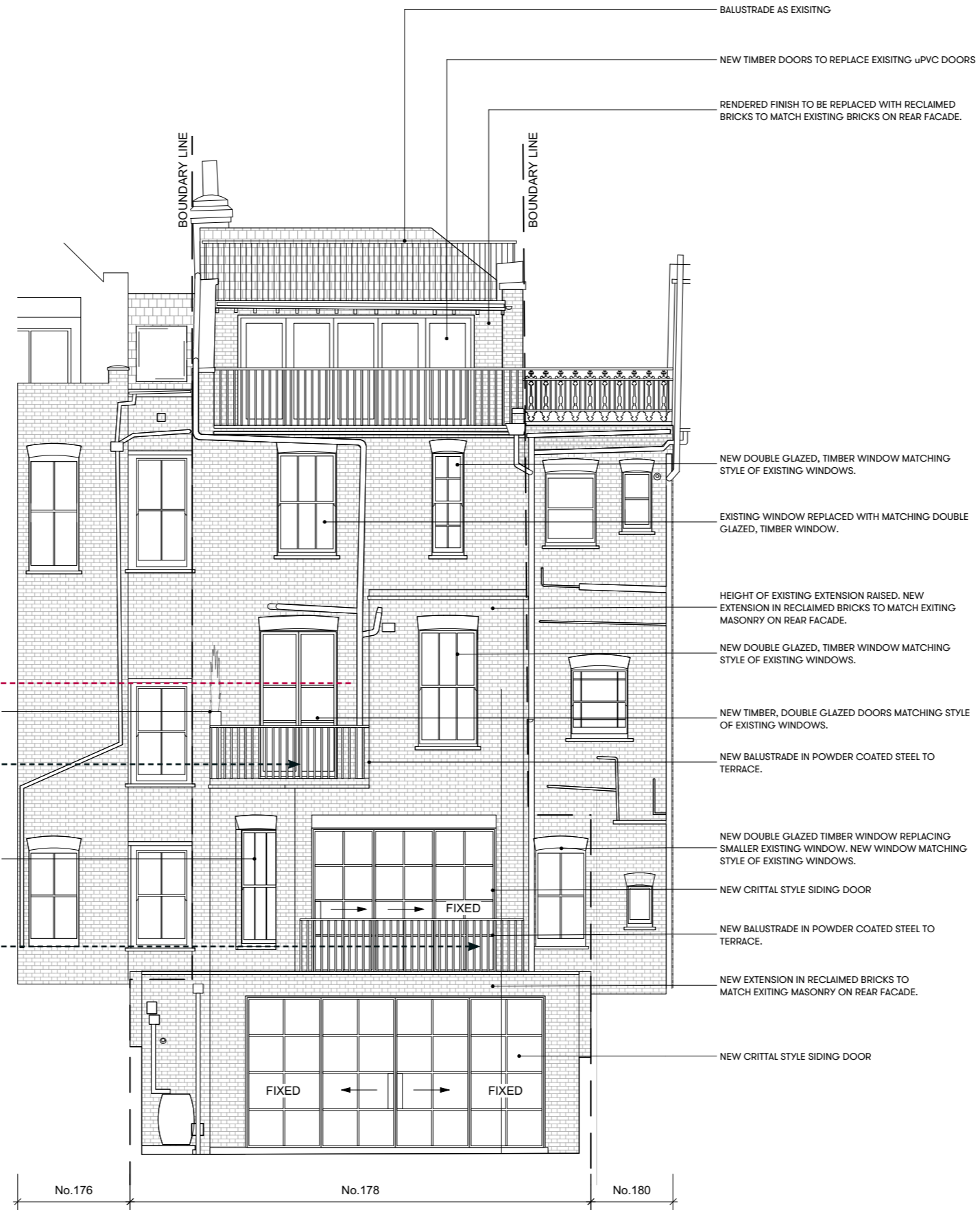
4. DESIGN PROPOSAL

4.2 PRIMARY ALTERATIONS TO REAR

Existing closet wing height

Small breakfast terrace

Low level terrace



5. VIEWS & MASSING

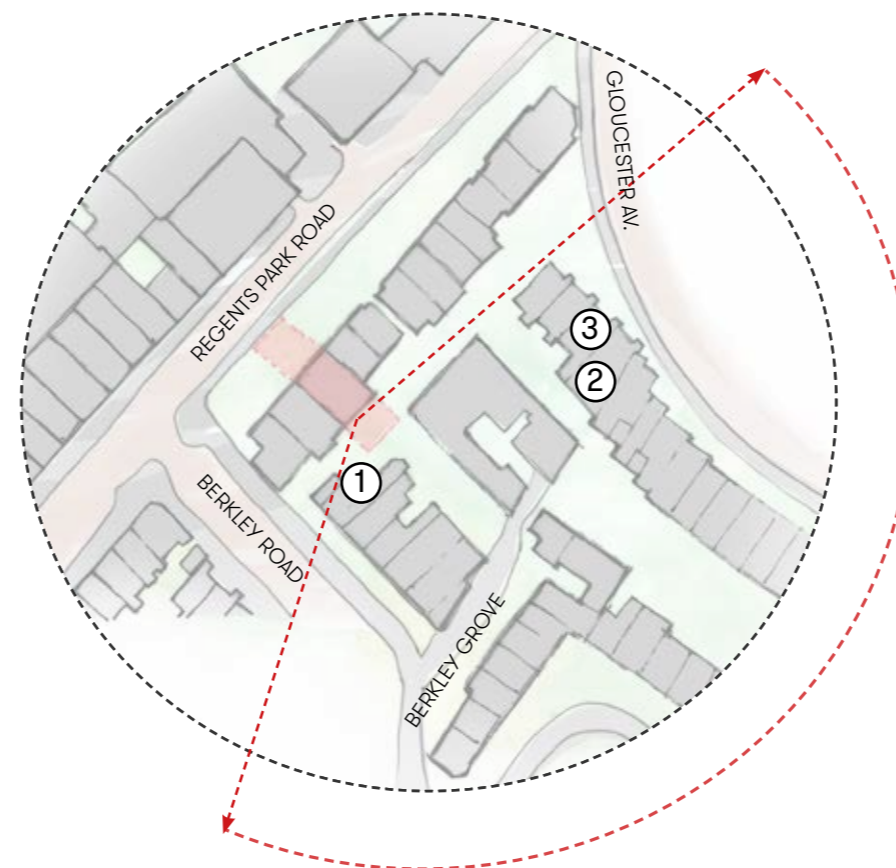


VIEW FROM SITE: THREE STOREY CLOSET WING EXTENSIONS

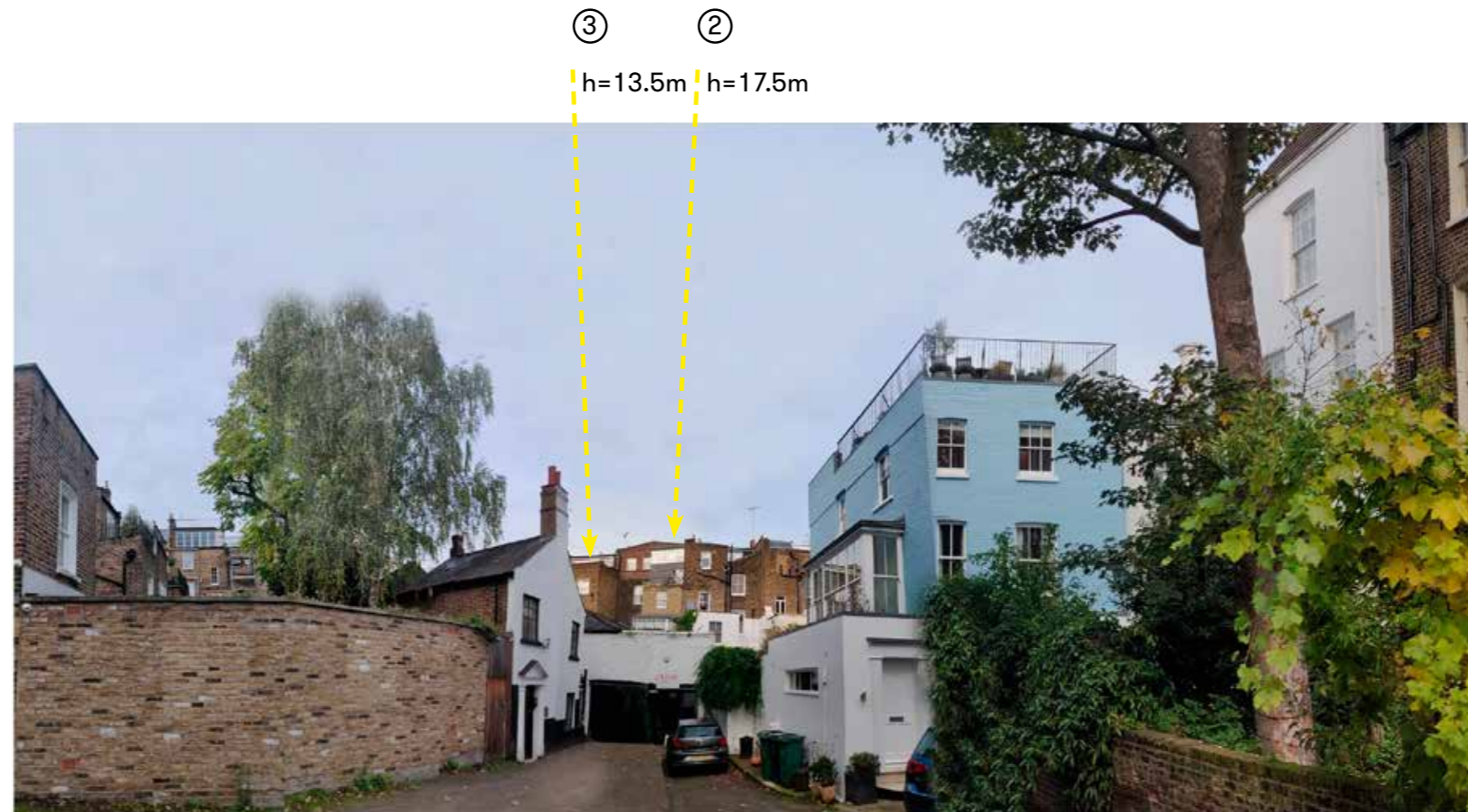
KEY:

- ① 1 Berkley Road
Application No: PEX0200561/R1
2nd floor rear extension, height: 11m
- ② 177 Gloucester Avenue
Application: 9500710
Half-width two-storey extension at second and third floor levels,
property with the closet wing, height: 17.5m
- ③ 179 Gloucester Avenue
Application: 6097
Four-storey extension, height: 13.5m

NOTE: Proposal is 10m high



5. VIEWS & MASSING

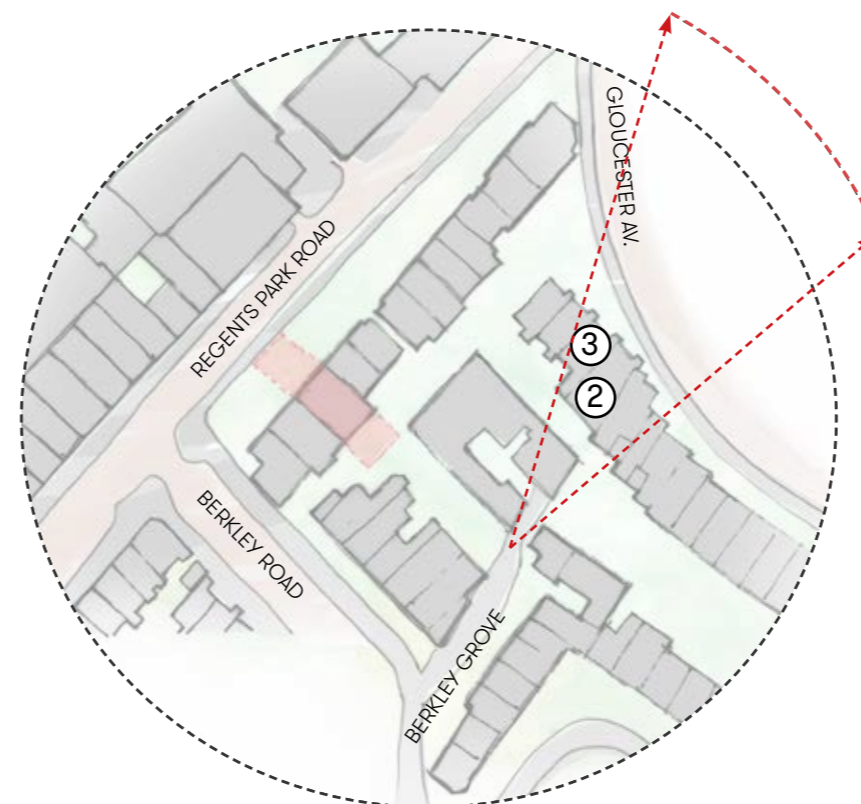


VIEW FROM BERKLEY GROVE

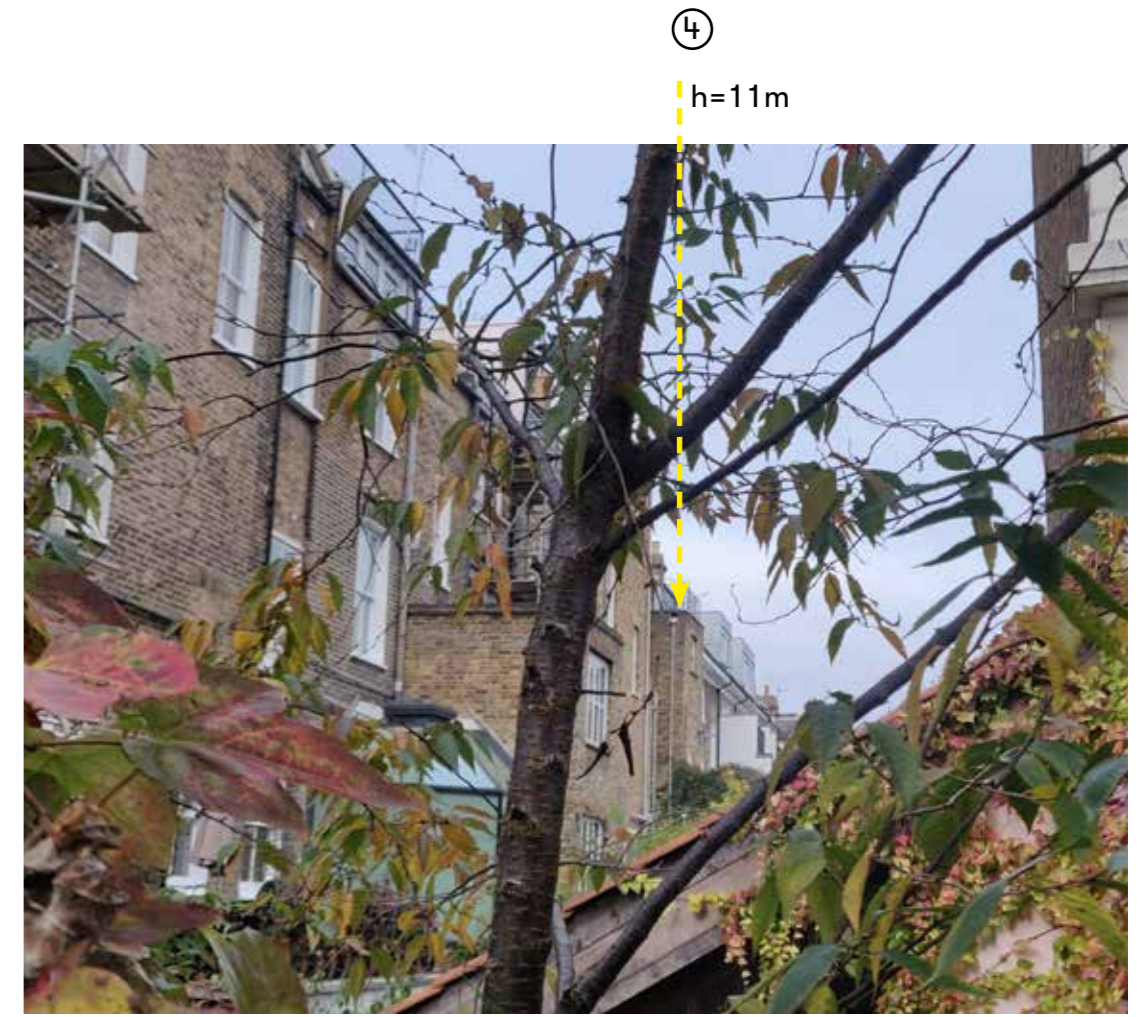
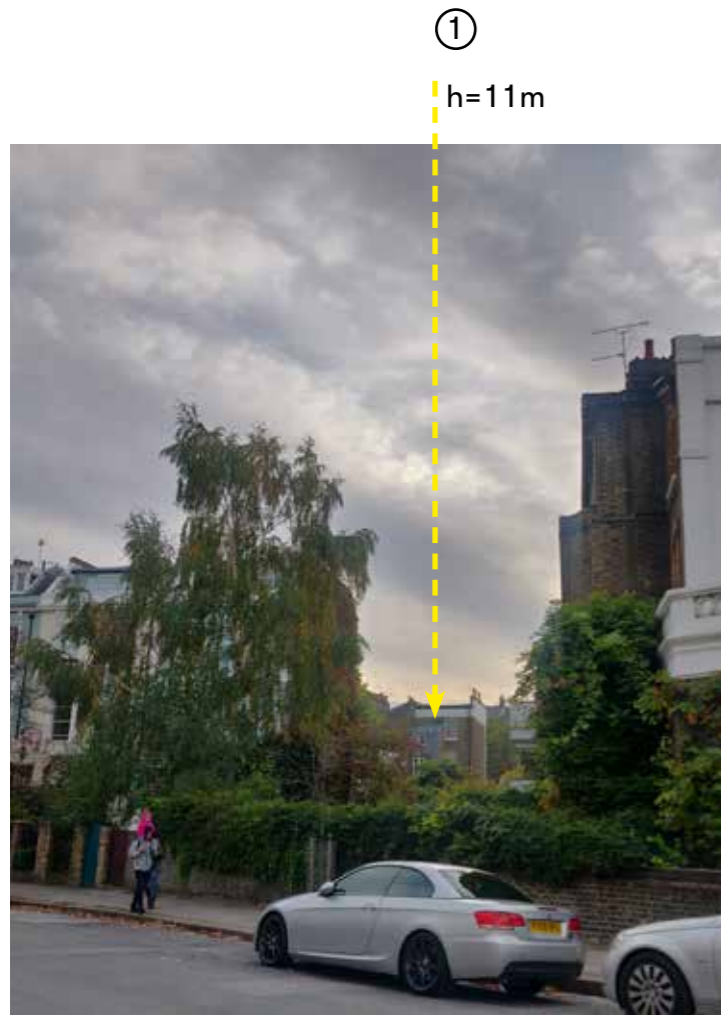
KEY:

- ② 177 Gloucester Avenue
Application: 9500710
Half-width two-storey extension at second and third floor levels, property with the closet wing, height: 17.5m
- ③ 179 Gloucester Avenue
Application: 6097
Four-storey extension, height: 13.5m

NOTE: Proposal is 10m high



5. VIEWS & MASSING



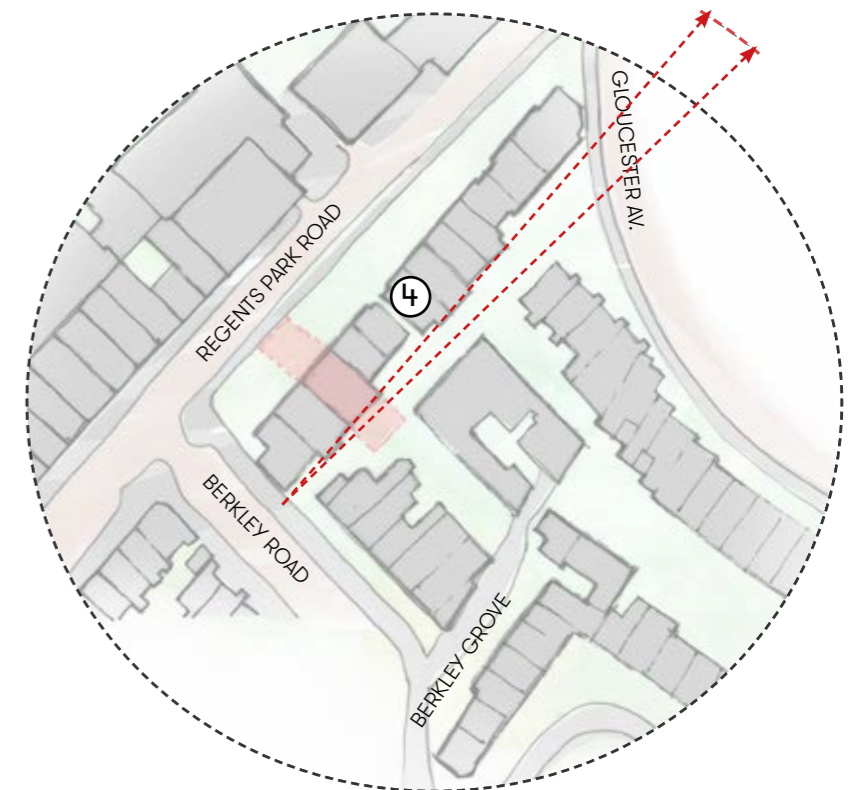
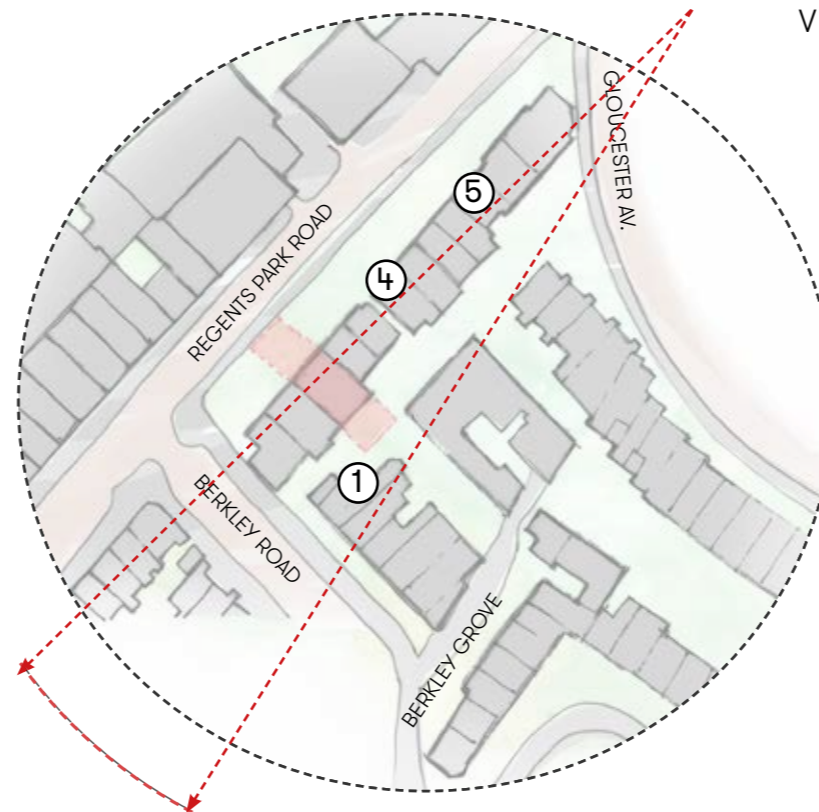
VIEW FROM GLOUCESTER AVENUE & BERKLEY ROAD

VIEW 4

KEY:

- ① 1 Berkley Road
Application No: PEX0200561/R1
2nd floor rear extension, height: 11m
- ④ 184 Regents Park Road
Property with the closet wing, height: 11m
- ⑤ 184 Regents Park Road
Property with conservatory, height: 12.5m

NOTE: Proposal is 10m high



PLANNING HISTORY

Relevant Planning History

As well as reviewing the 178 Regent's Park Road applications we provide the following most relevant surrounding property applications, that may help with our design proposal:

192 Regent's Park Road

17 July 2017 - 2017/3239/P - GRANTED

First floor conservatory to enclose existing balcony to the rear elevation to residential flat.

186 Regents Park Road

5 June 2015 - 2015/6720/P - WITHDRAWN

External alterations to single storey rear conservatory, alterations to rear elevation windows and replacement doors to existing dormer windows.

186 Regents Park Road

11 April 2012 - 2012/3739/P - GRANTED Subject to a Section 106 Legal Agreement

Erection of rear extension at lower ground floor level (following demolition of existing lower ground floor extension), excavation of existing front vaults and installation of skylight in front garden all in connection with change of use of single family dwelling (Class C3) to 1 x 2 bed and 1 x 3 bed self contained flats (Class C3).

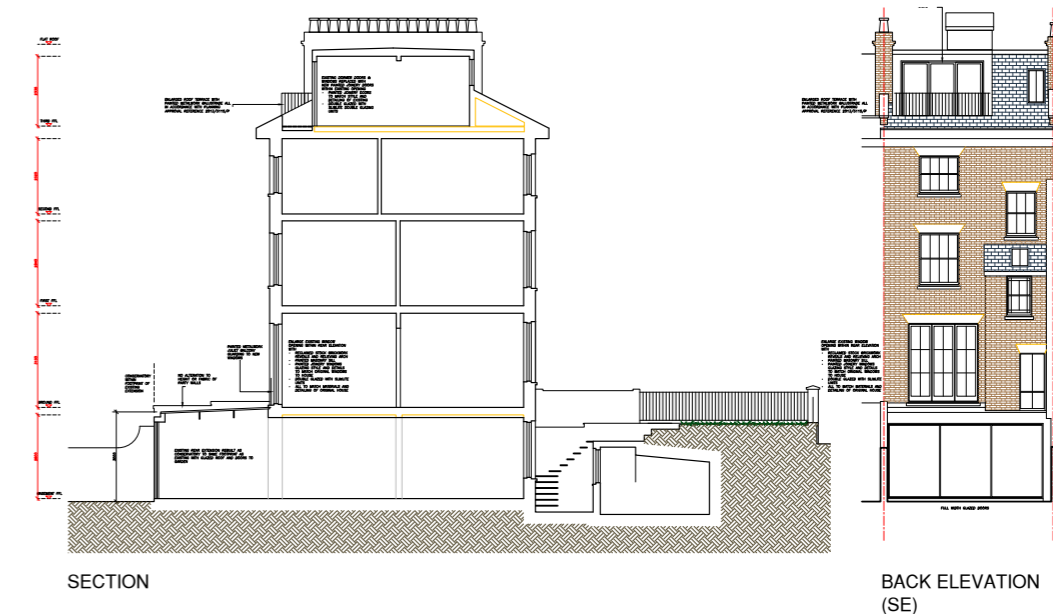
174 Regents Park Road

16 October 2012 - 2012/4284/P - GRANTED

Erection of conservatory (following demolition of existing conservatory) at rear lower ground floor level, creation of balcony, and replacement of window with door at rear ground floor level, alterations to windows on front, side and rear elevations and relocation of front entrance from Berkeley Road to Regents Park Road, and alterations to studio in rear garden all in connection with existing dwelling house (Class C3).



No.192 Proposed enclosure to rear elevation - 2017/3239/P



No.186 External alterations - withdrawn - 2015/6720/P

www.michaelisboyd.com
hello@michaelisboyd.com

London

108 Palace Gardens Terrace
London W8 4RT
Tel: +44 (0) 207 221 1237

New York

246 Seigel Street
New York 11206
Tel: +1 (646) 647 8160



THANK YOU